

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005
AND THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS)
ORDINANCE, 2007

NOTIFICATION OF GRANT OF PLANNING PERMISSION

PROPOSALS: Raise roof ridge height to create accommodation, including balcony at 1st floor level.

LOCATION: St Clair, Route Du Picquerel, Vale.

APPLICANT: Mrs L Allen

This permission is granted under the terms of Sections 15 and 16 of the Land Planning and Development (Guernsey) Law, 2005 (the 'Law').

Date of Grant of Permission: 12/09/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 09/06/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Jason Hobbs Architectural Services Ltd: 6547/A/1

Application Ref: FULL/2025/0940

Property Ref: C02606E000

Conditions and reasons:-

1.All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2.The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3.The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4.Notwithstanding the details submitted, all rooflights in the north and south elevations shall be set a minimum of 1.7 metres above the finished first floor level. No development shall commence until details of the revised rooflights have been submitted to and approved in writing by the Authority. The works shall then be completed in accordance with the agreed details.

Reason - To protect the reasonable amenities of neighbouring residents.

Expiry Date: This permission will cease to have effect on 11/09/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Effect of planning permission:

Section 18 of the Land Planning and Development (Guernsey) Law, 2005 ('the Law') defines the effect of the planning permission hereby granted, namely:

(1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).

(2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.

(3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.

(4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.

(5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified), and does not imply the giving of any other approval or consent required under this Law or any other enactment or under any rule of law.

Right of appeal against planning decisions:

Your attention is drawn to the provisions of Section 68(1) of the Land Planning and Development (Guernsey) Law 2005, which provides a right of appeal, on the merits against a decision to grant planning permission subject to conditions (except a building condition), to the Planning Tribunal, which is independent of the States of Guernsey. An appeal to the Planning Tribunal under section 68 of the Law against this decision must be made before the expiry of the period of six months beginning with the date on which the Authority made this decision. The official Appeal Notice Forms are available on the States of Guernsey website at www.gov.gg/planningpanel and must be completed with all enclosures in multiples as requested and received within the six months deadline.

Copy of representations made:

In reaching this decision the Authority took into account any written consultations made under Section 11(1) of the Land Planning and Development (General Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any consultation responses made under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

Other Remarks:

Please note that any work which abuts or affects the public highway requires prior approval by Traffic and Highway Services. Please contact Traffic & Highway Services (highways@gov.gg) for further advice. You must also ensure that any access/es to the development are constructed to meet the existing road/footway levels in accordance with their requirements.

This document is not a Building Licence and confers no approval under the Building Regulations.

A separate Building Control Licence may be required and it is the responsibility of the developer to ensure that ALL necessary consents are obtained and that any pre-commencement conditions are discharged prior to development being commenced.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2025/0940
Property Ref: C02606E000
Valid date: 09/06/2025
Location: St Clair Route Du Picquerel Vale Guernsey GY6 8JS
Proposal: Raise roof ridge height to create accommodation, including balcony at 1st floor level.

Applicant: Mrs L Allen

RECOMMENDATION - Grant: Planning Permission with Conditions:

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

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Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

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Reason - To protect the reasonable amenities of neighbouring residents.

OFFICER'S REPORT

Site Description:

The site comprises of a detached single storey dwelling with a shallow pitched roof. The site is bounded in close proximity by neighbouring residential properties to the north, south and west. The site is Outside of the Centres.

Relevant History:

04/01/2008 – PAPP/2007/3875 – Permission granted to raise ridge height and alter dwelling.

29/10/2007 – PAPP/2007/1349 – Permission in principle to raise ridge height and alter dwelling.

14/03/2002 – PAPP/2002/0102 – Application refused to raise ridge height to create first floor accommodation (Option 2).

14/03/2002 – PAPP/2002/0101 - Application refused to raise ridge height to create first floor accommodation (Option 1).

C2606/2

23/07/2020 – FULL/2020/0868 – Permission granted to raise roof ridge height to create 1st floor accommodation and alterations to fenestration. Erect low wall and fence to east (front) elevation.

Existing Use(s):

Residential use class 1: dwelling house

Brief Description of Development:

Planning permission is requested to raise roof ridge height by 3.6m to create accommodation at 1st floor level, including install rooflights to north and south elevations and create recessed balcony to east elevation.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

GP8: Design

GP9: Sustainable development

GP13: Householder development

Representations:

Two objections were received from the neighbouring property to the south, main points as follows:

- Height of the proposed development would result in a loss of light and outlook and would result in the feeling of being hemmed in.
- Neighbouring property has previously been underpinned due to subsidence, concerns raised about proximity of building works and risk of damage to neighbouring property which may require mitigation measures.

Consultations:

None

Summary of Issues:

The main issues in deciding this application are:

1. The design and impact of the development on the character and appearance of the area.
2. The impact of the development on the amenity of neighbouring residents.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

Policy GP13 (Householder Development) indicates that proposals for extensions and alterations to existing residential properties will be supported subject to certain criteria being met including with regards to the impact on the amenities of neighbouring properties, taking into account the surrounding character and where they accord with all the relevant policies of the Island Development Plan.

Although the proposal would result in a substantial increase to the scale, mass and height of the dwelling, the size of the existing dwelling is limited. The scale, mass and height of the extended dwelling would reflect neighbouring properties and situated within a group of buildings it would have no significant adverse effects on the landscape character of the area. The extension achieves a satisfactory standard of design and would have no adverse effects on the character and visual amenity of the area. The proposal accords with Policy GP8.

The increase in the scale, mass and height of the dwelling has the potential to adversely affect the amenities of neighbouring properties, particularly to the north. However, the existing patio/courtyard area to the north is currently enclosed on all sides by neighbouring properties and it provides a low quality amenity space. The extended dwelling would have an additional shading and enclosing effect which would further reduce the quality of the patio/courtyard area. However, taking into account the proximity to other public open space along the coast and the outlook from the neighbouring property over the coast to the north, the additional harm to the quality of the patio/courtyard area from the extended dwelling is unlikely to have a material adverse effect on the amenities of the neighbouring property to the north.

The proposal raises concerns about overlooking from the low level rooflight in the north elevation. Although the patio/courtyard area to the north is currently overlooked by ground floor windows on the application site, boundary treatments could be installed to provide a greater degree of privacy if desired. The agent has subsequently agreed for all rooflights in the north and south elevations to be set at a high level with a minimum cill height of 1.7m which would be sufficient to address these privacy concerns. Alterations to the positioning of rooflights can be dealt with by condition.

Representations have been received from the occupiers of the neighbouring property to the south raising concerns about the height of the proposed development and the resultant loss of light and outlook and the feeling of being hemmed in. However, due to its siting to the north, the extended dwelling is unlikely to result in a significant loss of light to the neighbouring property to the south. The increase in the scale, mass and height of the dwelling would provide a degree of enclosure along the neighbours northern boundary, however, the degree of harm is unlikely to be so severe as to have a material adverse effect on the amenities of the neighbouring residents.

At present no private amenity space exists at the site. Although the proposal will increase the potential occupancy of the dwelling, it would also improve the quality of the living environment, including additional living space and a small balcony, and it would provide a satisfactory living environment.

The comments raised in the representation about the risk of damage to neighbouring properties is not a material planning consideration. All decisions made by the Authority are without prejudice to third party rights, and the Authority is not able to address civil matters such as boundary or third party disputes. Where necessary such cases should be resolved by seeking legal advice.

Information has been submitted to demonstrate that the design has taken into account the use of energy and resources, in accordance with Policy GP9.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land Planning and Development (General Provisions) Ordinance, 2007 have been taken into account in the assessment of this application.

It is recommended that the application is approved.

Date: 11/09/2025

